



Zapata Apartments

*New Affordable Housing & Commercial Space
In Chicago's Logan Square*



Smoke Free Building Pilot Program





Bickerdike Redevelopment Corporation was founded in 1967 by residents of Chicago's near northwest side to fight widespread housing deterioration, abandonment and arson.

We are most widely known for the **development, management and preservation of quality, affordable housing.**

To date, we have produced 1,256 units on 264 sites:

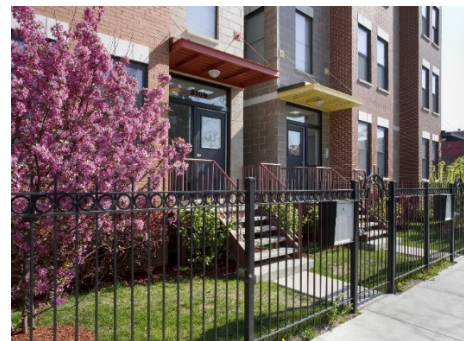
- 154 are owner-occupied single-family homes and two to four flat units for owner occupancy;
- 1,102 are rental and co-op units.

Community-based, **membership organization** with 425 engaged individual and 41 organizational members.

Network of committees and member-elected board drive all of our work.

[Smoke Free Building Pilot Program](#)

[Background on Bickerdike](#)





Inspired by History

- In the early 1900s, Mexican revolutionary Emiliano Zapata fought for and won ‘Tierra y Libertad’—the redistribution of farmland from rich, feudal land barons to impoverished families.
- Threatened by skyrocketing housing costs, Chicago’s Logan Square families banded together in 2005 and launched a communitywide campaign to stay in a neighborhood they had long called home.
- One hundred years later, the spirit of Zapata lives on in Chicago’s Logan Square community!



An area resident in front of vacant Zapata site in 2005.

Zapata Apartments

61 Affordable Family-Sized Apartments in 4 Buildings



- The average annual household income: \$24,300.
- Average family consists of 3 people.
- 77 children call Zapata Apartments home.
- Winner of National Development Council's Award for Excellence in Community Impacts

Smoke Free Building Pilot Program



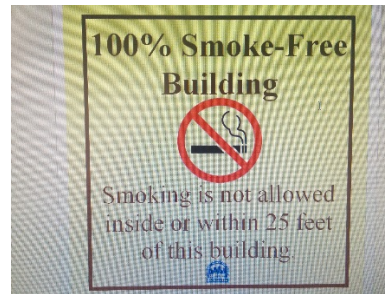
Green Components of Zapata Apartments



- Solar domestic hot water & Green Roof
- Superior insulation & high efficiency two-stage furnaces
- Compact fluorescent lighting & Energy Star appliances
- Bamboo flooring
- Bike Parking & Great Access to Transit
- Permeable paver parking lot, native landscaping
- Smoke-free building
- Green Resident Education--All residents receive a Green Manual with information on the green systems in their building and tips for sustainable living.

Smoke Free Building Pilot

Partnership with RHAMC

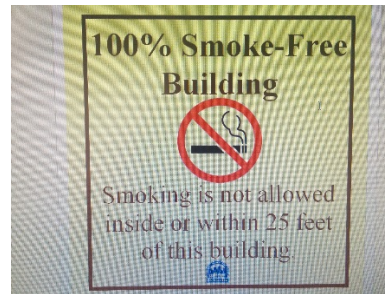


In 2011, Bickerdike partnered Respiratory Health Association of Metropolitan Chicago (RHAMC) on the Chicago Tobacco Prevention Project (CTPP); received a Smoke-free Housing Grant.

The Smoke-free Housing Grant aims to decrease exposure to secondhand smoke in multi-unit residential housing, and to increase the number of smoke-free living environments available to Chicago residents.

Smoke Free Building Pilot

Started with Resident Survey



Surveyed 200 current residents.

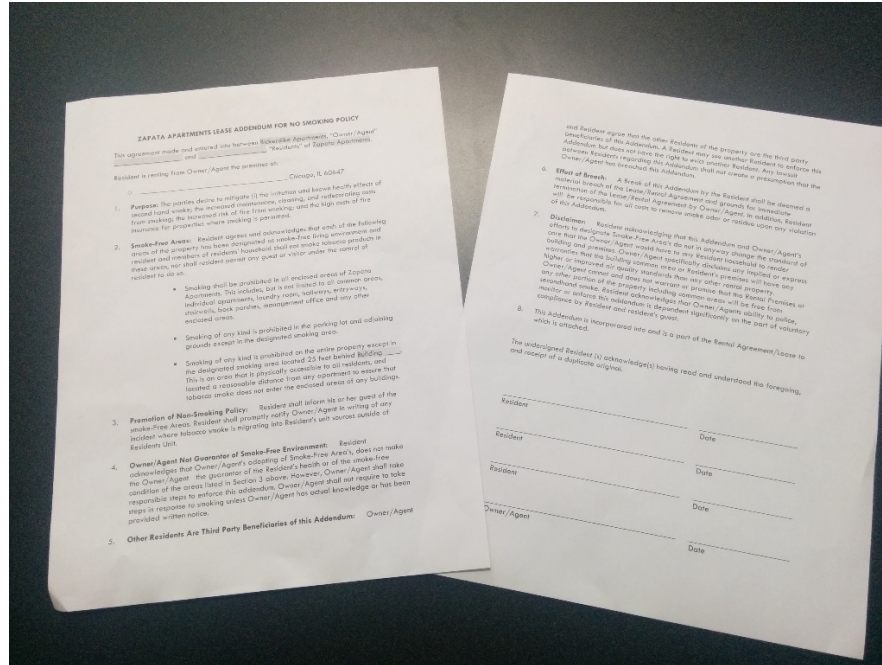
Key finding: Majority of respondents desired the option to choose Smoke Free Housing.

Smoke Free Building Pilot



- Incorporate smoke-free lease addendum into new resident leases at Zapata Apartments (3230 W. Armitage), creating 12 units of smoke-free residential housing by January 2013.
- Applicants opted on Housing Application a preference for Smoke Free Housing.
- 342 out of 642 Qualified Applicants expressed a preference for Smoke Free Housing.

Smoke Free Building Pilot Implementation



Leasing Agent educated tenants and closely reviewed the Lease Addendum for the No Smoking Policy

Smoke Free Building Pilot Program



Smoke Free Building Pilot Implementation



- Only challenge was 2 tenants who weren't restricting guests from smoking.
- Property Management Benefits.
 - Save Painting Costs at turn over \$300-\$500/ unit
 - Less cleaning of Appliances/ Carpeting
 - Cleaner hallways/ Common Areas

Conclusion: We will include Smoke Free Buildings in our next project

Another Rental Housing Respiratory Issue: Carpeting

With Doctors letter, we are required to provide reasonable accommodation

15-20 requests a year

Required to comply unless presents financial hardship to the property.

Moving away from carpeting in our units.



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